

Village of Sturtevant
Planning Commission Meeting Minutes
Thursday, November 8, 2007

Regular Meeting

Members present: Steve Jansen, Tim Hastings, Gary Johnson, Fred Kobylinski, Mark Soine. Absent: Michael Ramig.
Also attending: Mark Janiuk.

Meeting called to order by Steve Jansen at 6:00 p.m.

- **Acceptance of Prior Meeting Minutes**

Motion Gary Johnson, Second Steve Jansen to accept the minutes from the Regular Meeting of the Planning Commission on September 13, 2007. All ayes. Motion carried.

- **Public Comments**

No public comments.

- **Renaissance Plaza, LLC – 930 Renaissance Blvd: New Construction of a Strip Mall; Final Approval: Conditional Use Permit to Lease Tenant Spaces; Final Approval**

There were no changes from when preliminary approvals were given.

Motion Steve Jansen, Second Gary Johnson to grant final approval and conditional use to Renaissance Plaza, LLC to construct and operate a strip mall at 930 Renaissance Blvd. subject to the terms and conditions for conditional use as provided. All ayes. Motion carried.

- **O'Brien & Herman Plumbing – 10640 Durand Avenue: Change of Ownership, Remodeling/Addition and Conditional Use Permit to Operate Plumbing Office; Conceptual/Preliminary Approval, possible Final Approval**

Dave O'Brien presented plans for construction of a new office space which will be attached to an existing pole building. The new space is for administrative functions of the business. The existing pole building will be used for storage of company supplies. There will be four parking spaces for employees. A dumpster will be on site as noted on the proposed site plan. Engineering recommends that the parcels be combined into one lot, however, a change of ownership is in process for Parcel 1 and a new drive is going to be placed on parcel 2. Mr. O'Brien will need to meet with the DRC to clear the land issue before final approval is considered.

Motion Steve Jansen, Second Gary Johnson to grant conceptual and preliminary approval to O'Brien & Herman Plumbing for the proposed plans at 10640 Durand Avenue.

- **Gateway Technical College – 2320 Renaissance Blvd: Remodeling/Addition; Conceptual/Preliminary, possible Final Approval: Possible Change to Conditional Use Permit; Conceptual/Preliminary, possible Final Approval (if necessary)**

A proposed tenant space for Alliance Enterprises at the Gateway CATI facility will house a milk processing lab. The lab is for research, development and testing of low cholesterol milk to determine if the process is viable. The build out will include tanks which will be on concrete pads and screened with a 12 foot fence – a chain link with wooden slats is being considered. MLG has approved the project, however Andy Bruce indicated the final fence design will be reviewed by MLG. Within the three year lease agreement, it is anticipated the process will be set and patents applied for. The enclosure/tanks will then be removed, as stated in the lease agreement. The PC asked that a copy be supplied to the Village for the file.

Motion Gary Johnson, Second Mark Soine to grant final approval and conditional use to Gateway Technical College for Alliance Enterprise to operate at 2320 Renaissance Blvd. All ayes. Motion carried.

- **Heartland Development – Northeast Corner of Highway H and Washington Avenue: New Construction – Conceptual/Preliminary Approval: Conditional Use Permit for the Construction of a 13,000 Sq.Ft Retail Building**

Villas of Sturtevant, Limited Partnership is proposing building a single story “strip style” retail center with a total of 13,400 sq.ft. The building will be constructed in two phases. The exterior of the building will be Hardi-plank and brick veneer with multi-dimensional shingles with full glass fronts to each retail space. There is an issue with the two drives off of Hastings Court. Tim Hastings, Village Engineer, indicated one of the drives may be too close to Hwy 20 and that we need to understand the traffic patterns with potential backups of vehicles onto the main highway. The traffic issues will need to be resolved before giving final approval.

Motion Steve Jansen, Second Gary Johnson to grant conceptual and preliminary approval to Heartland Development for the proposed retail building at the NE corner of Highways 20 and H. All ayes. Motion carried.

- **CB&RC Investments; Captain Ron’s Skate Park & Fountain Banquet Hall – 8505 Durand Avenue: Sign Approval - Conceptual/Preliminary/Possible Final Approval**

Ron Christensen presented the proposed signage at his new facility. He will use the existing sign with new covers. The only issue noted was that the sign will have to be moved if it turns out it is located in the right of way.

Motion Gary Johnson, Second Mark Soine to grant approval to CB&RC Investments for the proposed sign at 8505 Durand Avenue. All ayes. Motion carried.

- **Prologis/Johnson Farm – 2617 West Road: New Construction; Conceptual/Preliminary Approval: Conditional Use Permit for the Construction of a Build-to-Suit 432,000 Sq.Ft. Distribution Center; Conceptual/Preliminary Approval**

A preliminary plan was submitted for a large building to be used as distribution center and storage facility for SC Johnson, which will lease the building. The building property will include a portion of the Johnson Farm and a lot from the Renaissance Park. A 6000 sq.ft. office area will be in the northeast corner with the balance of the building used for bulk storage. The exterior will have a truck scale, a guard house and will be a fully secured site with a fence all around. MLG has conditionally approved the plan. The covenants will be similar to those of the business part.

Prologis requested that conditional use be granted prior to the final building plans being approved as required by their client before the project can begin. Since the proposed business use has been determined to be acceptable, the PC felt a conditional use could be granted with a contingency on receiving final plan approvals.

Motion Steve Jensen, Second Gary Johnson to grant conceptual and preliminary approval to Prologis for the construction of the proposed building at 2617 West Road. All ayes. Motion carried.

Motion Steve Jensen, Second Gary Johnson to grant conditional use to Prologis/SC Johnson for activities related to distribution and storage in the future building as currently proposed subject to receiving the standard approvals for the final building and site plans. It was noted that both Prologis and SC Johnson would be listed as responsible parties in the terms and conditions for conditional use. All ayes. Motion carried.

- **Commissioners and/or Staff Discussion**

George Loumos – Steve Jansen announced that George Loumos is no longer with the PC due to relocation. He noted his long and dedicated service as a Planning Commissioner for the Village and he will be missed.

December PC Meeting – Next month’s meeting will be on Wednesday, Dec. 12.

Conditional Use – Mark Janiuk noted that per a recent ruling by the League of Municipalities it appears that conditional use permits given out are associated with the land/property and not the person. More clarification is needed.

Adjournment – Motion Steve Jansen, Second Tim Hastings to adjourn. All ayes. Motion carried. Meeting adjourned at 7:34 p.m.

Respectfully submitted,
Mark Soine
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 Secretary of the Planning Commission